

September 21, 1967

MEMORANDUM

TO: Boston Redevelopment Authority
FROM: Francis X. Cuddy, Development Administrator
SUBJECT: ZONING REFERRALS

Re: Petition No. Z-920
Fitzhugh Realty Trust
358-362 Market St., Brighton

Petitioner seeks four dimensional variances to convert a Funeral Home and dwelling to 20 apartments and three offices in a Local Business (L-.5) district. The site is located just north of Washington Street. The Funeral Home will be remodeled to accommodate the offices and four apartments. A frame dwelling in the rear would be razed and replaced by a three-story 16-unit apartment structure. The proposal would enhance the surrounding area. Recommend approval.

VOTED: That in connection with Petition No. Z-920, brought by Fitzhugh Realty Trust, 358-362 Market Street, Brighton, for four dimensional variances to convert a Funeral Home to 20 apartments and three offices in a Local Business (L-.5) district, the Boston Redevelopment Authority has no objection to the granting of the variances. The proposal will provide much needed dwelling units and enhance the surrounding area.

Re: Petition No. Z-921
Gertrude B. Griffin
c/o Beacon Construction Co.
400-414 Georgetown Drive, Hyde Park

Petitioner seeks five forbidden uses and two dimensional variances to erect a neighborhood store and retail center in a Residential (R-.8) district. The commercial development is intended to service a 221 (d) (3) housing complex to be developed on this 63-acre site. The property is located near the Hyde Park-Dedham line, in the vicinity of Turtle Pond Parkway, and is designated in the General Plan as residential land use. The proposed neighborhood commercial development will not adversely affect the character of the area and will certainly provide necessary services to the residential development. It is recommended, therefore, that the Boston Redevelopment Authority approve the petition.

VOTED: That in connection with Petition No. Z-921, brought by Gertrude B. Griffin, 400-414 Georgetown Drive, Hyde Park, for five forbidden uses and two dimensional variances to erect a neighborhood store and retail center in a Residential (R-.8) district, the Boston Redevelopment Authority has no objection to the granting of the petition. The General Plan designates residential land uses for the area and the commercial complex will service a proposed 221 (d)(3) housing development.

Re: Petitions Nos. Z-922 & Z-923
Constitution Tower Associates
105 & 115 Water St., Charlestown

Petitioner seeks three conditional uses and several dimensional variances to erect a 15-story, 60 unit luxury apartments and 119-car garage building and to convert a cold storage warehouse to an 8-story, 49-unit luxury apartments building in a Waterfront (W-2) district. The properties are located along Charlestown Waterfront and the proposed development is in conformance with the objectives of the Charlestown Urban Renewal Plan. A development of this type will improve and revitalize the waterfront area by replacing antiquated industrial land uses with modern residential complexes which will further increase the city's tax base. The Charlestown Project Director reports favorably. It is recommended that the Boston Redevelopment Authority approve the petition.

VOTED: That in connection with Petitions Nos. Z-922-Z-923, brought by Constitution Tower Associates, 105 & 115 Water St., Charlestown, to erect a 15-story, 60 apartment unit and 119-car parking garage building and to convert a cold storage warehouse to an 8-story, 49 apartment unit building in a Waterfront (W-2) district, the Boston Redevelopment Authority recommends that the petition be granted. The conditional uses and dimensional variance which the petitioner seeks are in conformance with the objectives of the Charlestown Urban Renewal Plan and will improve the desirability of the waterfront area by offering modern residential complexes.

Re: Petitions Nos. Z-924-Z-926
Rink Realty Inc. & Daniel Donovan
76-78 Linden St., 7-9 Reedsdale St.
78-80 Brighton Ave., Brighton

Petitioner seeks two conditional uses, a forbidden use and six variances to erect a two-story addition to an office structure and use the Linden and Reedsdale Street property for accessory parking in Residential (R-.8) and Local Business (L-1) districts. The proposed expansion is necessary to meet the increasing demands of the petitioner's business and does not appear to adversely affect the character of the area. It is recommended, therefore, that the Boston Redevelopment Authority approve the petition.

VOTED: That in connection with Petitions Nos. Z-924-Z-926, brought by Rink Realty Inc. and Daniel Donovan, 76-78 Linden Street, 7-9 Reedsdale Street, 78-80 Brighton Ave., Brighton, for two conditional uses and six variances to erect a two-story addition to an office structure and use of property for accessory parking in Residential (R-.8) and Local Business (L-1) districts, the Boston Redevelopment Authority recommends petition be granted. The proposed expansion is necessary to meet the increasing demands of the petitioner's business and will not adversely affect the character of the area.

Re: Petition No. Z-929
Dalton Associates
40 Belvidere & 44 Dalton Sts., Boston

Petitioner seeks variances of excessive floor area ratio, insufficient setback of parapet and off-street loading to erect a six-story structure which would contain a 300-car garage and two movie theatres, a retail store in a General Business (B-2) district. The Fenway Urban Renewal Plan proposes a B-4 re-zoning of the area which, in fact, would allow an FAR as requested. The Project Director reports favorably, provided however, that one loading space for small panel-type vehicle be provided adjacent to the elevator bank near the entrance and that the headroom be reduced so as to restrict the entry to trucks. It is therefore, recommended that the Boston Redevelopment Authority approve the petition subject to the above conditions.

VOTED: That in connection with Petition No. Z-929, brought by Dalton Associates, 40 Belvidere and 44 Dalton Streets, Boston, for three variances to erect a six-story structure which would contain a 300-car garage, two movie theatres, and a retail store in a General Business (B-2) District, the Boston Redevelopment Authority approves the petition, provided however, that one loading space be provided adjacent to the elevator bank near the entrance and that the headroom be reduced so as to restrict entry to trucks.

Re: Petition No. Z-930
Parker Hillside Corporation
30 Parker Hill Ave., Roxbury

Petitioner seeks a forbidden use and seven variances to erect a five-story medical office building in an Apartment (H-1) District. The proposed office building represents a further expansion of non-residential uses into existing residential areas. The Transportation Department reports unfavorably in view of insufficient off-street parking spaces provided and the location is not particularly accessible to public transportation. It is recommended, therefore, that the Boston Redevelopment Authority deny the petition.

VOTED: That in connection with Petition No. Z-930, brought by Parker Hillside Corporation, 30 Parker Hill Ave., Roxbury, for a forbidden use and seven variances to erect a five-story medical office building in an Apartment (H-1) District, the Boston Redevelopment Authority is opposed to the granting of the petition. The proposed office building will further increase non-residential uses in existing residential areas and will not provide sufficient off-street parking to satisfy the parking needs of such a facility.

Re: Petition No. Z-927
Michael Walsh
4009 Washington Street, Roslindale

Petitioner seeks a conditional use to convert a gas service station to a repair shop garage in a Local Business (L-.5) district. The proposal would have an adverse affect on dwellings in the abutting residential (R-.5) district, and therefore not meet all requirements for a conditional use. Denial is recommended.

VOTED: That in connection with Petition No. Z-927, brought by Michael Walsh, 4009 Washington Street, Roslindale, for a conditional use to convert a gas service station to a repair shop garage in a Local Business (L-.5) district, the Boston Redevelopment Authority is opposed to the granting of the permit. The proposal will adversely affect dwellings in the abutting residential (R-.5) district and therefore, not meet all requirements for a conditional use.

Re: Petition No. Z-919
Suffolk University
150 Cambridge Street, Boston

Petitioner seeks six variances to erect a seven-story school and office building in a Local Business (L-2) district. The site is located along Cambridge Street, between Hancock Street and Ridgeway Lane, adjacent to the Beacon Hill Historic District. Increasing demands of college and university student enrollment and the existing building space limitations emphasize the need for additional administrative and classroom facilities. Nonetheless, the proposed development does not provide any off-street parking or loading bays in an area which is presently burdened with traffic circulation. Furthermore, the proposed structure exceeds the Floor Area Ratio requirements and in doing so, will not conform with the 4 or 5 story scale of existing buildings along Cambridge Street. It is recommended, therefore, that the Boston Redevelopment Authority deny the petition as submitted.

VOTED: That in connection with Petition No. Z-919, brought by Suffolk University, 150 Cambridge Street, Boston, for six variances to erect a seven-story school and office structure in a Local Business (L-2) district, the Boston Redevelopment Authority is opposed to the petition as submitted. The proposed development

does not provide off-street parking or loading bays and, in addition, exceeds the Floor Area Ratio as required by the code. The needs of the University to provide additional administrative and classroom facilities to an increasing student enrollment should not justify total exemption from compliance with the Zoning Code requirements.